089.0	0003	0034.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	710,700 / 710,700
					USE VALUE:	710,700 / 710,700
					ASSESSED:	710,700 / 710,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVERMAN GARY
Owner 2:	GAIA AMBER
Owner 3:	
Street 1:	146 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KOSCIAK DANIEL -
Owner 2:	HOGAN ALEXANDRA -
Street 1:	146 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1354 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5799.000	336,500		374,200	710,700
Total Card	0.133	336,500		374,200	710,700
Total Parcel	0.133	336,500		374,200	710,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 524.89 /Parcel: 524.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56584

GIS Ref

GIS Ref

Insp Date 11/05/18

!7236!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0003-0034.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	336,500	0	5,799.	374,200	710,700		Year end	12/23/2021
2021	101	FV	326,400	0	5,799.	374,200	700,600		Year End Roll	12/10/2020
2020	101	FV	326,500	0	5,799.	374,200	700,700	700,700	Year End Roll	12/18/2019
2019	101	FV	249,200	0	5,799.	379,500	628,700	628,700	Year End Roll	1/3/2019
2018	101	FV	249,200	0	5,799.	283,300	532,500	532,500	Year End Roll	12/20/2017
2017	101	FV	249,200	0	5,799.	256,600	505,800	505,800	Year End Roll	1/3/2017
2016	101	FV	249,200	0	5,799.	245,900	495,100	495,100	Year End	1/4/2016
2015	101	FV	243,200	0	5,799.	208,500	451,700	451,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:14:25

LAST REV

Date	Time
06/30/21	14:58:46
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7236

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOSCIAK DANIEL,	59461-323		7/5/2012		510,000	No	No		
SIRA ALFONSO R	51120-417		5/1/2008		455,500	No	No		
CHECCHI DOROTHY	22582-376		10/30/1992		117,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2021	449	Redo Kit	28,360	C				
6/29/2010	767	Re-Roof						FRONT ROOFS ONLY
1/3/2002	17	Wood-Sto	2,500	C				WOODSTOVE AND SS C
6/15/2001	584	Addition	75,000	C				619 S/F ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Meas/Inspect	163	PATRIOT
5/17/2002	Permit Visit	PM	Peter M
4/29/2000	Missed Appt.	243	PATRIOT
1/24/2000	Measured	163	PATRIOT
10/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56584
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5799		Sq. Ft.	Site		0	70.	0.92	5			Ledge	-10					374,200						374,200	

Total AC/HA:	0.13313	Total SF/SM:	5799	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	374,200	Spl Credit		Total:	374,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31392670
Const Adj.:	0.98990101
Adj $ / SQ:	169.085
Other Features:	85176
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413432
Depreciation:	76898
Depreciated Total:	336534

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

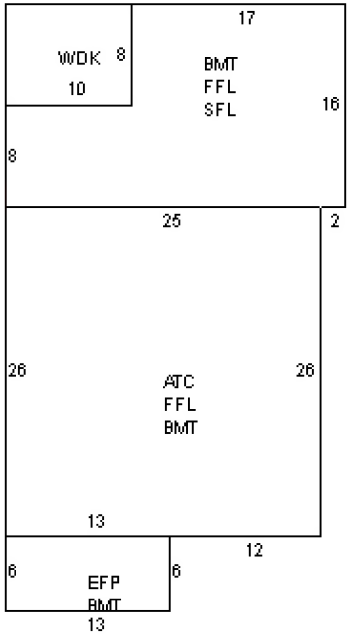
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.09
Special Features:	0	Val/Su Net:	119.33
Final Total:	336500	Val/Su SzAd	212.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	50.730	54,784
FFL	First Floor	1,002	169.090	169,424
SFL	Second Floor	352	169.090	59,518
ATC	Attic	228	169.090	38,467
WDK	Deck	80	15.840	1,267
EFP	Enclos Porch	78	61.500	4,797

Net Sketched Area:	2,820			Total:	328,257
Size Ad	1581.5	Gross Area	3242	FinArea	1354

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

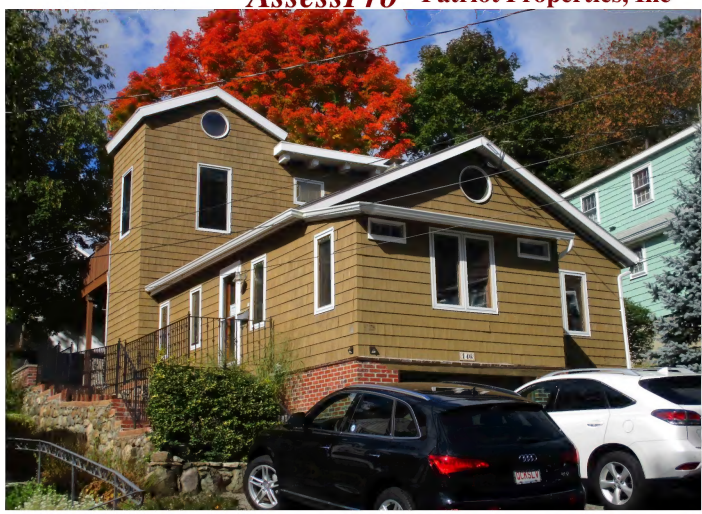
SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0003-0034.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc